

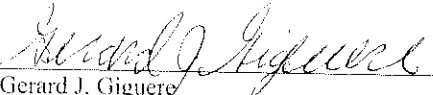
NO TRANSFER
TAX PAID

WARRANTY DEED
035999

GERARD J. GIGUERE and CHARLOTTE K. GIGUERE, husband and wife, both of Waterville, Kennebec County, Maine for consideration paid, hereby grant to CHARLOTTE K. GIGUERE and RICHARD A. GIGUERE, Trustees, or their successors in trust, under the CHARLOTTE K. GIGUERE LIVING TRUST dated November 16, 1999, and any amendments thereto, of 30 Cherry Hill Drive, Waterville, Kennebec County, Maine, 04901, with WARRANTY COVENANTS, the following described real property:

SEE ATTACHED SCHEDULE A

Witness our hands and seals this 16th day of November, 1999.


Gerard J. Giguere


CHARLOTTE K. GIGUERE
Charlotte K. Giguere

STATE OF MAINE
County of Kennebec

November 16, 1999

Then personally appeared before me the above named Gerard J. Giguere and Charlotte K. Giguere and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Paul O. Dillon
Attorney at Law

Paul Dillon Trust
284 Main Street
Waterville, Me 04901-6342 (4)

Schedule A

38-160
42-50PARCEL ONE:

A certain lot or parcel of land situated in said **WATERVILLE**, being lot number 15 as indicated on the plan of Silvermount made by E.W. Crawford, C.E., dated May 30, 1934, which plan is recorded in Kennebec Registry of Deeds, to which plan reference may be had for a more particular description.

Being the same premises conveyed to Albert Fortin by warranty deed of Barnet and Sara Jolovitz dated July 31, 1951, recorded in Kennebec Registry of Deeds, Book 914, Page 213.

Subject to certain restrictions numbered I to VIII, more particularly described in the aforesaid warranty deed.

Being the same premises devised to us by will of our father, Albert Fortin, who died October 31, 1976, which will was allowed into Probate on December 15, 1976 by Kennebec County Probate Court Docket No. 45709, and by quit-claim deed of Leonie B. Fortin, the widow of Albert Fortin, said deed being dated March 10, 1977 and recorded in said Registry, Book 1984, Page 168.

The Certificate of inheritance tax discharge was dated March 18, 1977 and is recorded in said Registry, Book 1984, Page 166.

For Grantors title see deed of Lawrence W. Fortin, Leo Fortin, Germaine Gagnon and Cecile Pellerin to Gerard J. Giguere and Charlotte K. Giguere dated May 26, 1977 and recorded in the Kennebec County Registry of Deeds in book 2007, Page 76.

PARCEL TWO:

A certain lot or parcel of land situated in **WATERVILLE**, Maine, being Lot No. 79 and approximately one-half of what was formerly Lot No. 78 as delineated on a Plan of Cherry Hill Development, as amended from time to time, which Plan is recorded in the City Clerk's office for the City of Waterville and in Kennebec Registry of Deeds, Plan Book 17, Pages 34 and 35, and more particularly described and shown on a linen sketch attached hereto, made a part hereof, to be recorded herewith, and described as follows:

Beginning at an iron pin in the West line of the First Rangeway, which is at the point of intersection of the West line of the First Rangeway and the North line of cherry Hill Drive according to said Plan; thence running westerly in the North line of Cherry Hill Drive One Hundred Eighty-six (186') Feet, more or less, to an iron pin in the southeasterly corner of what is now Lot No. 78 as conveyed to Edward McLaughlin by deed dated May 10, 1955; thence turning and running northerly a distance of One

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Hundred Sixty and Fifteen one hundredths (150.15') Feet, more or less, to an iron pin marking the northeasterly corner of aforesaid Lot No. 78; which iron pin is approximately Two Hundred Eighty-nine (289') Feet from the West line of the First Rangeway measuring along the North line of the original Cherry Hill Development; thence turning and running easterly a distance of Two Hundred Eighty-nine (289') Feet, more or less, to an iron pin located in the West line of said First Rangeway; thence turning and running southerly in the line of the First Rangeway to the point of beginning. Meaning and intending to convey Lot No. 79 and the easterly portion of what was formerly Lot No. 78, all as one house lot, so that the entire parcel herein described shall be taken as, known as, and described as Lot No. 79, and that for all purposes of restrictions, conditions or limitations Lot No. 79 shall be taken as one lot under the terms thereof. Said Lot No. 79 is conveyed subject to the underground drainage easements in favor of the two lots next westerly. Said easements were granted to Robert J. Carey and Edward McLaughlin by deed dated April 23, 1956.

This conveyance is made upon express conditions, limitations and covenants.

FIRST: This entire tract shown by the Plan of Cherry Hill referred to above is restricted to building for residential purposes only by the Waterville Zoning Ordinance, and this Lot No. 79 and all other lots shown by said Plan is subject to and entitled to the benefits of said Ordinance.

SECOND: It is further covenanted and agreed that neither this Lot No. 79 nor any other lot shown by said plan shall be used for building more than one dwelling house and that no house shall be adapted or used by more than one family.

THIRD: Furthermore, no such house shall be built costing less than Fifteen Thousand (\$15,000.00) dollars in said Cherry Hill Development.

FOURTH: No building or any part of a building shall be erected or allowed to stand upon said lot within Fifty (50) Feet of the line of the lot next to the First Rangeway, or within Fifteen (15) Feet of the boundary line of the lot. The set-back for all structures or buildings on Cherry Hill Drive shall be Forty (40) Feet.

For Grantors title see deed of Raymond Rogers and Arthur T. Eaton, Executors and Trustees under the will of Harvey D. Eaton to Gerard J. Giguere dated January 7, 1957 and recorded in the Kennebec County Registry of Deeds in Book 1087, Page 187.

PARCEL THREE:

A certain lot or parcel of land situated in the town of CHINA, above named, and bounded as follows, To wit:

Beginning at the northwest corner of a rock wall on the East bank of China Lake, on the southerly line of land of George (Miller) Miller; thence easterly in said Miller's South

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line one hundred (100) feet to a marked corner, thence southerly at right angles, fifty (50) feet to a marked corner; thence westerly parallel with the northerly line hereof, to the shore of China Lake at low-water-mark; thence northerly fifty (50) feet; thence easterly to the point of beginning.

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I also convey to said grantee, her (her) heirs and assigns, the privilege of passing between the above described premises and the highway, by a certain right-of-way as now use by myself and others.

For Grantors title see deed of Bessie J. Hunnewell to Dorothy Lancaster dated November 20, 1939, and recorded in the Kennebec County Registry of Deeds in Book 766, Page 247.

RECEIVED KENNEBEC SS.

1939 DEC -8 AM 9:00

ATTEST: *Harmon Reed*
REGISTER OF DEEDS